



**Brook Street, Soham CB7 5AD**

**welcome to**  
**Brook Street, Soham**

A well presented semi-detached house located in the expanding village of Soham offering three bedrooms, open plan living/dining room and rear garden extending to approximately 140ft. Viewing highly recommended.

**Entrance Hall**

With spot lighting and doors to:

**Cloakroom/W.C**

Fitted with a suite comprising low level w.c, vanity wash hand basin with mixer tap and storage beneath, radiator, spot lighting and double glazed window to side.

**Living/Dining Room**

25' 2" x 12' 1" max ( 7.67m x 3.68m max )

With two vertical radiators, built in storage alcoves, storage cupboard, spot lighting, double glazed windows to front and rear aspect, door to stairs and opening to:

**Kitchen**

16' 9" x 5' 10" ( 5.11m x 1.78m )

With a fitted range of base units and drawers, wall units, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, built in under oven with hob and extractor over, spaces for washing machine, dishwasher and American size fridge/freezer, spot lighting, double glazed window to rear aspect, two double glazed windows to side aspect and door opening to garden.







### **First Floor Landing**

With loft access, spot lighting, window to side aspect and doors to:

### **Bedroom One**

12' 4" max x 10' ( 3.76m max x 3.05m )

With radiator, spot lighting and double glazed window to rear aspect.

### **Bedroom Two**

12' 4" x 9' max ( 3.76m x 2.74m max )

With radiator, spot lighting and double glazed window to front aspect.

### **Bedroom Three**

9' x 6' 10" ( 2.74m x 2.08m )

With radiator, spot lighting and double glazed window to front aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, towel ladder radiator and extractor.

### **Outside**

To the front of the property there is a shallow low maintenance garden. Gated access leads to the rear garden which has an initial patio and opens to a mainly lawned garden and fully enclosed by fencing. As previously mentioned the rear garden extends to approx 140ft.



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welcome to

## Brook Street, Soham

- Semi-Detached House
- Expanding Village Location
- Open Plan Living/Dining Room
- Three Bedrooms
- Downstairs Cloakroom/W.C

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

offers over

**£260,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:

ELY109980 - 0003

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